

ABBREVIATED MINUTES
POCATELLO DEVELOPMENT AUTHORITY
November 19, 1990

Members present: John Carlson, Peter Angstadt, Dick Clay, Karen McGee, Bob Weppner, Mike Ransom

Others present: Nancy Taylor and Scott McDonald, SICO; Mark Reid & Steve Ernst, City C D & R Department; Doug Houston.

1. Meeting called to order by John Carlson at 12:10 p.m.

2. Administrative details

A. It was MSC to approve the minutes of the October meeting. [Note in response to question regarding the insurance coverage: no response yet from the insurance company(ies)]

B. The bill from Fred Ringe in the amount of \$652.50 for research and a report on the question of amendment of the Ceratile plan was presented and circulated for review. See below for motion authorizing payment.

C. Fred Ringe's comments on the environmental report regarding the Main and Bonneville site will be put in writing and available for next meeting.

3. Kress Building proposal by Old Town Investments. The proposal has been approved by the Community Development Commission and the required ordinance has received the first of its three readings by the City Council. Questions arose regarding the last-minute approach to the PDA. Nancy explained that the rushed nature of the project is due to the necessity of having approval before December 31st so that 1990 can be used as the base year. Unfortunately, there was an unforeseen delay in receiving appraisal data which in turn postponed presentation to the PDA until its November meeting. The necessity of 3 readings of the ordinance establishing the plan also required that the first reading take place at the Council meeting preceeding the November PDA meeting.

Members requested information as to the scope of the project, which is already underway, with and without tax increment financing. Doug Houston, partner of Dick Carroll in Old Town Investments, was present to explain their proposal. The full project involves extensive renovation, remodeling, fixtures, etc. for the entire Kress Building. Without the tax increment financing portion, the project will continue, but in a scaled-down fashion. The first floor is completed and has been leased to Chocolate Soup. The second floor remodeling is planned as several apartments designed to fit the low-to-moderate income market. The project is in the Historic Preservation District and has received approval from the Historic Preservation Commission.

Further discussion was held regarding the advisability of establishing written guidelines or a formal policy statement setting out the specific time frames and information needed for presentation of proposals to the PDA. Consideration of such requirements was postponed until the next meeting.

It was then MSC to approve the development plan for the Kress Building as presented.

4. Contract with SICOG. Peter reported that he could not accept the contract if Section 4c were retained because it appeared to obligate the City without the City being an actual party to the contract. Scott indicated no difficulty with deleting that section. Scott was asked to clarify what types of projects would result in billings to PDA as opposed to the types of projects SICOG would normally undertake as part of its responsibilities to the City of Pocatello. Scott stated that only work on tax increment financing projects would be billed to the PDA. In response to another question, Scott informed the PDA that he was not willing to simply bill the PDA directly for services as does its attorney without having a signed contract. Members then discussed the possibility of whether or not it was advisable to return to the previous situation of having a no-cost executive director provided either by the City or Bannock Development or another such entity. A question on the procedure for payments under the proposed contract was answered by using the Kress Building project as an example--the charges for administrative services would be billed by the PDA to the developer who would pay PDA directly. The PDA would then forward the payment to SICOG.

At this point, it was MSC to enter into executive session to discuss further details of the contract.

5. Upon reconvening after executive session, it was MSC to defer action on approving the contract for one month until the December 17 meeting. At that time, PDA members will either approve a "corrected copy" of the contract or approve the appointment of a no-cost executive director from another agency.

6. It was then MSC to authorize payment of Fred Ringe's bill as presented earlier.

7. There being no further business, the meeting was adjourned.

A handwritten signature in cursive script, appearing to read "Regina Venturi".

POCATELLO DEVELOPMENT AUTHORITY
MINUTES OF EXECUTIVE SESSION
NOVEMBER 19, 1990

Executive session convened during November 19, 1990 meeting to consider proposed contract negotiations with SICOG.

Terms, costs, affordability, and alternatives to the proposed contract for executive director services were discussed. It was then MSC to adjourn to the regular meeting for further discussion and a decision.